Comments to Legislature on Gas Contract and Fiscal Interest Findings

June 15, 2006

Impact of Fiscal Terms

Barry Pulliam
Senior Economist
Econ One Research

5th Floor 601 W 5th Street Los Angeles, California 90071 213 624 9600

Suite 1170 1215 K Street Sacramento, California 95814 916 449 2860 Suite 2825 Three Allen Center 333 Clay Street Houston, Texas 77002 713 228 2700

Suite 230 106 E 6th Street Austin, Texas 78701 512 476 3711



Evaluation of Key Fiscal Differences Under Proposed Contract and Current Fiscal System

- 1. State Midstream Ownership of 20%
- 2. State Takes Royalty & Severance Taxes in Kind
- 3. State Agrees to 7.25% Severance Tax on Gas, Allowing Gas Costs to be Deducted at PPT (20%) Rate
- 4. State Provides 35% Contribution Credit
- 5. State Pays Additional Field Costs (UCA)
- 6. State Pays Additional Processing Costs
- 7. State Reduces Property Tax
- 8. State Pays for Disposal of Impurities (CO₂)



Impact of State Ownership of Pipeline

State Makes 20% Investment in Pipeline

 State Agrees to Take FT Commitment for its Gas Either Independently or through Producers

 State Earns Tariff Income, on its Equity Investment Consistent with Regulated Return, Probably 12-14% Depending on Jurisdiction

Capacity Management Issues



Evaluation of Impact of State Ownership of Pipeline (Base \$6.00 Gas Case)

	Proposed Contract	Proposed Excluding State Pipeline Ownership	Effect of State Pipeline Ownership	% Change Due to State Pipeline Ownership
	Contract		Ownership	
		(Million Dollars)	(4) (0)	(Percent)
	(1)	(2)	(1) - (2) (3)	(3) / (2) (4)
	State In	npacts		
Impacts Excluding Investments				
Net Revenues (2005 \$)	\$51,603	\$51,422	\$181	0.4%
NPV - 8	\$14,407	\$14,261	\$146	1.0%
Invstment Income				
Net Revenues (2005 \$)	\$1,230	\$0	\$1,230	-
NPV - 8	\$257	\$0	\$257	-
Total				
Net Revenues (2005 \$)	\$52,833	\$51,422	\$1,411	2.7%
NPV - 8	\$14,664	\$14,261	\$403	2.8%
	Impacts on	Producers		
Integrated				
Net Revenues (2005 \$)	\$127,452	\$129,301	(\$1,849)	-1.4%
NPV - 10	\$21,228	\$20,823	\$404	1.9%
NPV - 10 / BOE	\$2.62	\$2.57	\$0.05	1.9%
Profitability Ratio - 10	3.47	3.02	0.45	-
IRR	27.0%	24.5%	2.5%	-



Evaluation of Impact of Severance Tax Treatment (Base \$6.00 Gas Case Relative to PPT System)

	Proposed Contract	Proposed Contract with PPT System Sev Tax Rates (Million Dollars)	Effects of Proposed Tax Rates	% Change Due to Proposed Tax Rates (Percent)
	(1)	(2)	(1) - (2) (3)	(3) / (2) (4)
	St	tate Impacts		
Net Revenues (2005 \$)	\$52,833	\$64,039	(\$11,206)	-17.5%
NPV - 8	\$14,664	\$17,915	(\$3,251)	-18.1%
	Impac	ts on Producers		
Net Revenues (2005 \$)	\$127,452	\$120,152	\$7,300	6.1%
NPV - 10	\$21,228	\$19,792	\$1,436	7.3%
NPV - 10 / BOE	\$2.62	\$2.45	\$0.18	7.3%
Profitability Ratio - 10	3.47	3.30	0.17	-
IRR	27.0%	26.2%	0.8%	-



% Change

Evaluation of Impact of Severance Tax Treatment (Base \$6.00 Gas Case Relative to ELF System Rates Only)

	Proposed Contract (1)	Proposed Contract with ELF System Sev Tax Rates (Million Dollars)	Effects of Proposed Tax Rates and System (1) - (2) (3)	Due to Proposed Tax Rates and System (Percent) (3) / (2) (4)
	Si	tate Impacts		
Net Revenues (2005 \$)	\$52,833	\$52,269	\$564	1.1%
NPV - 8	\$14,664	\$14,593	\$71	0.5%
	Impac	ts on Producers		
Net Revenues (2005 \$)	\$127,452	\$127,825	(\$373)	-0.3%
NPV - 10	\$21,228	\$21,249	(\$21)	-0.1%
NPV - 10 / BOE	\$2.62	\$2.63	(\$0.00)	-0.1%
Profitability Ratio - 10	3.47	3.47	(0.00)	-
IRR	27.0%	27.0%	0.0%	-



Evaluation of Impact of Severance Tax Treatment (Base \$6.00 Gas Case Relative to ELF System Rates and Contract Deducts / Credits)

		Proposed Contract with		% Change
		ELF System Rates	Effects of	Due to
	Proposed	and Contract	Proposed	Proposed
	Contract	Deducts/Credits	Tax Rates	Tax Rates
		(Million Dollars)		(Percent)
	(1)	(2)	(1) - (2) (3)	(3) / (2) (4)
	S	tate Impacts		
Net Revenues (2005 \$)	\$52,833	\$55,853	(\$3,020)	-5.4%
NPV - 8	\$14,664	\$15,633	(\$969)	-6.2%
	Impad	cts on Producers		
Net Revenues (2005 \$)	\$127,452	\$125,518	\$1,935	1.5%
NPV - 10	\$21,228	\$20,788	\$440	2.1%
NPV - 10 / BOE	\$2.62	\$2.57	\$0.05	2.1%
Profitability Ratio - 10	3.47	3.42	0.05	-
IRR	27.0%	26.6%	0.4%	-



Impact of GTP / Feeder Credits

- Under Current Law, There is No Credit
- Under Contract, State Grants Contribution
 Credit of 35% of GTP and Feeder Line
 Construction Costs

 Credit is in Addition to Federal Tax Credit of 15% of GTP Construction Costs



Evaluation of Impact of GTP/Feeder Credits (Base \$6.00 Gas Case without Credits)

	Proposed Contract	Proposed Contract without GTP/Feeder Credits (Million Dollars)	Effects of GTP/Feeder Credits	% Change Due to GTP/Feeder Credits (Percent)
	(1)	(2)	(1) - (2) (3)	(3) / (2) (4)
	S	tate Impacts		
Net Revenues (2005 \$)	\$52,833	\$53,729	(\$896)	-1.7%
NPV - 8	\$14,664	\$15,275	(\$611)	-4.0%
	Impad	cts on Producers		
Net Revenues (2005 \$)	\$127,452	\$126,870	\$582	0.5%
NPV - 10	\$21,228	\$20,880	\$348	1.7%
NPV - 10 / BOE	\$2.62	\$2.58	\$0.04	1.7%
Profitability Ratio - 10	3.47	3.43	0.04	-
IRR	27.0%	26.2%	0.8%	-



Impact of State Taking Gas In-Kind

Incur Marketing Costs -- Estimated at 5.5¢
 (2005\$) per Mcf

 Lose Potential Value of Royalty "Higher of" Provision and RIV / RIK Option Estimated at 2% of Value

 State Will Either Have to Develop In-House Expertise or Hire / Contract with Marketers, or Both



Evaluation of Impact of State Taking Gas In-Kind (Base \$6.00 Gas Case)

	Proposed Contract	Proposed Contract with Changes Below (Million Dollars)	Effect of Changes Below (1) - (2) (3)	% Change Due to Changes Below (Percent) (3) / (2) (4)
	State In	npacts		
Marketing Costs (\$0.055 / Mcf)				
Net Revenues (2005 \$)	\$52,833	\$53,292	(\$459)	-0.9%
NPV - 8	\$14,664	\$14,806	(\$142)	-1.0%
Loss of Royalty "Higher of" and RIV / RIK (Option (2%)			
Net Revenues (2005 \$)	\$52,833	\$53,484	(\$651)	-1.2%
NPV - 8	\$14,664	\$14,866	(\$202)	-1.4%
	Impacts on	Producers		
Marketing Costs (\$0.055 / Mcf)		(Neglig	jible)	
Loss of Royalty "Higher of" and RIV / RIK (Option (2%)			
Net Revenues (2005 \$)	\$127,452	\$127,033	\$419	0.3%
NPV - 10	\$21,228	\$21,138	\$90	0.4%
NPV - 10 / BOE	\$2.62	\$2.61	\$0.01	0.4%
Profitability Ratio - 10	3.47	3.46	0.01	-
IRR	27.0%	27.0%	0.1%	-



Impact of UCA

 Under Current Law, State Pays Upstream Cost Allowance (UCA) on Royalty Gas at Prudhoe Bay (Approximately 22¢ per Mcf, Inflating with PPI)

 Under Contract, State Pays Upstream Cost Allowance (UCA) on All Royalty and Tax Gas (Approximately 22¢ per Mcf, Inflating with CPI)



Evaluation of Impact of UCA (Base \$6.00 Gas Case)

	Proposed Contract	Proposed Contract with SQ UCA Terms (Million Dollars)	Effects of SQ UCA Terms (1) - (2) (3)	% Change Due to SQ UCA Terms (Percent) (3) / (2) (4)
	S	tate Impacts		
Net Revenues (2005 \$)	\$52,833	\$54,265	(\$1,432)	-2.6%
NPV - 8	\$14,664	\$15,082	(\$418)	-2.8%
	Impac	cts on Producers		
Net Revenues (2005 \$)	\$127,452	\$126,530	\$922	0.7%
NPV - 10	\$21,228	\$21,045	\$183	0.9%
NPV - 10 / BOE	\$2.62	\$2.60	\$0.02	0.9%
Profitability Ratio - 10	3.47	3.45	0.02	-
IRR	27.0%	26.9%	0.1%	-



Impact of Gas Treatment Costs

 Under Current Law, State Pays Treatment Costs on Prudhoe Bay Royalties and all Severance Taxes

 Under Contract, State Pays Treatment Costs on All Royalty and Tax Gas



Evaluation of Impact of Gas Treatment Costs (Base \$6.00 Gas Case)

	Proposed Contract	Proposed Contract with SQ GTP Terms (Million Dollars)	Effects of SQ GTP Terms	% Change Due to SQ GTP Terms (Percent) (3) / (2)
	(1)	(2)	(3)	(4)
	S	tate Impacts		
Net Revenues (2005 \$)	\$52,833	\$53,227	(\$394)	-0.7%
NPV - 8	\$14,664	\$14,786	(\$122)	-0.8%
	lm n a a	sto on Droducoro		
	Impac	ts on Producers		
Net Revenues (2005 \$)	\$127,452	\$127,199	\$254	0.2%
NPV - 10	\$21,228	\$21,173	\$54	0.3%
NPV - 10 / BOE	\$2.62	\$2.62	\$0.01	0.3%
Profitability Ratio - 10	3.47	3.46	0.01	-
IRR	27.0%	27.0%	0.0%	-



Impact of Property Tax Changes

Under Current Law, Taxed at 2% of Value

- Under Contract, a Per-Mcf (or Per-MMBtu)
 Payment Formula, Escalating with CPI
 - GTP
 - Alaska Pipeline
 - Feeders



Evaluation of Impact of Property Tax Changes (Base \$6.00 Gas Case)

	Proposed Contract	Proposed Contract with Property Taxes Per SQ (Million Dollars)	Effects of Property Taxes Changes	% Change Due to Property Taxes Changes (Percent)
	(1)	(2)	(1) - (2) (3)	(3) / (2) (4)
	S	tate Impacts		
Net Revenues (2005 \$)	\$52,833	\$53,966	(\$1,133)	-2.1%
NPV - 8	\$14,664	\$15,248	(\$585)	-3.8%
	Impac	cts on Producers		
Net Revenues (2005 \$)	\$127,452	\$126,636	\$816	0.6%
NPV - 10	\$21,228	\$20,922	\$306	1.5%
NPV - 10 / BOE	\$2.62	\$2.59	\$0.04	1.5%
Profitability Ratio - 10	3.47	3.43	0.04	-
IRR	27.0%	26.7%	0.4%	-



Summary of Impacts of Fiscal Terms (Base \$6.00 Gas Case)

	State Metrics					
	Net	Revenues (2005	\$)			
		Effect of			Effect of	
	Total	Change	% Change	Total	Change	% Change
	(Millio	n \$)	(Percent)	(Millio	n \$)	(Percent)
	(1)	(2)	(3)	(4)	(5)	(6)
Proposed Contract	\$52,833	-	-	\$14,664	-	-
State Ownership of Pipeline	\$51,422	\$1,411	2.7%	\$14,261	\$403	2.8%
2. PPT System Severance Tax Rates	\$64,039	(\$11,206)	-17.5%	\$17,915	(\$3,251)	-18.1%
3. ELF System Severance Tax Rates	\$52,269	\$564	1.1%	\$14,593	\$71	0.5%
4. ELF System Tax Rates and Deductions/Credits	\$55,853	(\$3,020)	-5.4%	\$15,633	(\$969)	-6.2%
5. Remove GTP / Feeder Contribution Credits	\$53,729	(\$896)	-1.7%	\$15,275	(\$611)	-4.0%
6. Remove Take-In-Kind Costs	\$53,943	(\$1,110)	-2.1%	\$15,008	(\$344)	-2.3%
7. Change to UCA Per SQ	\$54,265	(\$1,432)	-2.6%	\$15,082	(\$418)	-2.8%
8. Change to GTP Deductions Per SQ	\$53,227	(\$394)	-0.7%	\$14,786	(\$122)	-0.8%
9. Change to Property Tax Per SQ	\$53,966	(\$1,133)	-2.1%	\$15,248	(\$585)	-3.8%

	Producer Metrics (Combined Upstream and Midstream)							
	Net I	Revenues (2005	\$)					
		Effect of			Effect of			
	Total	Change	% Change	Total	Change	% Change	IRR	
	(Million	ו \$)	(Percent) (Million		n \$) (Percent)		(Percent)	
	(7)	(8)	(9)	(10)	(11)	(12)	(13)	
Proposed Contract	\$127,452	-	-	\$21,228	-	-	27.0%	
1. No State Ownership of Pipeline	\$129,301	(\$1,849)	-1.4%	\$20,823	\$404	1.9%	24.5%	
2. PPT System Severance Tax Rates	\$120,152	\$7,300	6.1%	\$19,792	\$1,436	7.3%	26.2%	
3. ELF System Severance Tax Rates	\$127,825	(\$373)	-0.3%	\$21,249	(\$21)	-0.1%	27.0%	
4. ELF System Tax Rates and Deductions/Credits	\$125,518	\$1,935	1.5%	\$20,788	\$440	2.1%	26.6%	
5. Remove GTP / Feeder Contribution Credits	\$126,870	\$582	0.5%	\$20,880	\$348	1.7%	26.2%	
6. Remove Take-In-Kind Costs	\$127,034	\$418	0.3%	\$21,138	\$90	0.4%	27.0%	
7. Change to UCA Per SQ	\$126,530	\$922	0.7%	\$21,045	\$183	0.9%	26.9%	
8. Change to GTP Deductions Per SQ	\$127,199	\$254	0.2%	\$21,173	\$54	0.3%	27.0%	
9. Change to Property Tax Per SQ	\$126,636	\$816	0.6%	\$20,922	\$306	1.5%	26.7%	



Summary of Impacts of Fiscal Terms (Low \$4.00 Gas Case)

	State Metrics						
·	Net	Revenues (2005	\$)				
·		Effect of			Effect of		
_	Total	Change	% Change	Total	Change	% Change	
	(Millio	n \$)	(Percent)	(Million	า \$)	(Percent)	
	(1)	(2)	(3)	(4)	(5)	(6)	
Proposed Contract	\$28,870	-	-	\$7,566	-	-	
No State Ownership of Pipeline	\$27,458	\$1,411	5.1%	\$7,163	\$403	5.6%	
2. PPT System Severance Tax Rates	\$34,947	(\$6,078)	-17.4%	\$9,285	(\$1,719)	-18.5%	
3. ELF System Severance Tax Rates	\$28,503	\$366	1.3%	\$7,507	\$59	0.8%	
4. ELF System Tax Rates and Deductions/Credits	\$31,935	(\$3,066)	-9.6%	\$8,538	(\$972)	-11.4%	
5. Remove GTP / Feeder Contribution Credits	\$29,766	(\$896)	-3.0%	\$8,177	(\$611)	-7.5%	
6. Remove Take-In-Kind Costs	\$29,713	(\$843)	-2.8%	\$7,823	(\$257)	-3.3%	
7. Change to UCA Per SQ	\$30,266	(\$1,396)	-4.6%	\$7,968	(\$402)	-5.0%	
8. Change to GTP Deductions Per SQ	\$29,229	(\$360)	-1.2%	\$7,673	(\$107)	-1.4%	
9. Change to Property Tax Per SQ	\$29,978	(\$1,109)	-3.7%	\$8,140	(\$574)	-7.1%	

	Producer Metrics (Combined Upstream and Midstream)								
	Net I	Revenues (2005	\$)						
•	Effect of				Effect of				
	Total	Change	% Change	Total	Change	% Change	IRR		
	(Million \$)		(Percent)	(Million \$)		(Percent)	(Percent)		
	(7)	(8)	(9)	(10)	(11)	(12)	(13)		
Proposed Contract	\$74,699	-	-	\$10,777	-	-	20.3%		
1. No State Ownership of Pipeline	\$76,548	(\$1,849)	-2.4%	\$10,372	\$404	3.9%	18.5%		
2. PPT System Severance Tax Rates	\$70,701	\$3,998	5.7%	\$10,016	\$761	7.6%	19.7%		
3. ELF System Severance Tax Rates	\$74,942	(\$243)	-0.3%	\$10,798	(\$21)	-0.2%	20.3%		
4. ELF System Tax Rates and Deductions/Credits	\$72,732	\$1,967	2.7%	\$10,336	\$441	4.3%	19.8%		
5. Remove GTP / Feeder Contribution Credits	\$74,116	\$582	0.8%	\$10,429	\$348	3.3%	19.6%		
6. Remove Take-In-Kind Costs	\$74,452	\$247	0.3%	\$10,726	\$50	0.5%	20.2%		
7. Change to UCA Per SQ	\$73,800	\$899	1.2%	\$10,602	\$175	1.7%	20.1%		
8. Change to GTP Deductions Per SQ	\$74,468	\$231	0.3%	\$10,730	\$47	0.4%	20.2%		
9. Change to Property Tax Per SQ	\$73,899	\$800	1.1%	\$10,476	\$301	2.9%	19.9%		



Summary of Impacts of Fiscal Terms (High \$8.00 Gas Case)

		State Metrics							
-	Net	Revenues (2005	\$)	NPV - 8 Effect of					
-		Effect of							
_	Total	Change	% Change	Total	Change	% Change			
	(Million \$)		(Percent)	(Million \$)		(Percent)			
	(1)	(2)	(3)	(4)	(5)	(6)			
Proposed Contract	\$76,796	-	-	\$21,766	-	-			
No State Ownership of Pipeline	\$75,385	\$1,411	1.9%	\$21,363	\$403	1.9%			
2. PPT System Severance Tax Rates	\$93,103	(\$16,307)	-17.5%	\$26,537	(\$4,771)	-18.0%			
3. ELF System Severance Tax Rates	\$76,007	\$789	1.0%	\$21,671	\$94	0.4%			
4. ELF System Tax Rates and Deductions/Credits	\$79,852	(\$3,057)	-3.8%	\$22,775	(\$1,009)	-4.4%			
5. Remove GTP / Feeder Contribution Credits	\$77,692	(\$896)	-1.2%	\$22,377	(\$611)	-2.7%			
6. Remove Take-In-Kind Costs	\$78,143	(\$1,347)	-1.7%	\$22,184	(\$419)	-1.9%			
7. Change to UCA Per SQ	\$78,230	(\$1,434)	-1.8%	\$22,185	(\$419)	-1.9%			
8. Change to GTP Deductions Per SQ	\$77,192	(\$396)	-0.5%	\$21,889	(\$123)	-0.6%			
9. Change to Property Tax Per SQ	\$77,928	(\$1,132)	-1.5%	\$22,350	(\$584)	-2.6%			

		Producer Metrics (Combined Upstream and Midstream)							
_	Net	Revenues (2005	\$)						
	Effect of								
<u>-</u>	Total	Change	% Change	Total	Change	% Change	IRR		
	(Million \$)		(Percent)	(Million \$)		(Perce	nt)		
	(7)	(8)	(9)	(10)	(11)	(12)	(13)		
Proposed Contract	\$180,207	-	-	\$31,676	-	-	32.4%		
1. No State Ownership of Pipeline	\$182,056	(\$1,849)	-1.0%	\$31,272	\$404	1.3%	29.3%		
2. PPT System Severance Tax Rates	\$169,622	\$10,585	6.2%	\$29,572	\$2,105	7.1%	31.4%		
3. ELF System Severance Tax Rates	\$180,728	(\$521)	-0.3%	\$31,704	(\$27)	-0.1%	32.3%		
4. ELF System Tax Rates and Deductions/Credits	\$178,252	\$1,955	1.1%	\$31,216	\$461	1.5%	31.9%		
5. Remove GTP / Feeder Contribution Credits	\$179,625	\$582	0.3%	\$31,329	\$348	1.1%	31.5%		
6. Remove Take-In-Kind Costs	\$179,637	\$570	0.3%	\$31,554	\$123	0.4%	32.3%		
7. Change to UCA Per SQ	\$179,284	\$923	0.5%	\$31,493	\$184	0.6%	32.3%		
8. Change to GTP Deductions Per SQ	\$179,952	\$255	0.1%	\$31,621	\$55	0.2%	32.3%		
9. Change to Property Tax Per SQ	\$179,391	\$816	0.5%	\$31,370	\$306	1.0%	32.0%		



Summary of Impacts of Fiscal Terms (\$5.50 Gas Case)

		State Metrics							
•	Net	Revenues (2005	\$)						
•		Effect of							
	Total	Change	% Change	Total	Change	% Change			
	(Million \$)		(Percent)	(Million \$)		(Percent)			
	(1)	(2)	(3)	(4)	(5)	(6)			
Proposed Contract	\$46,815	-	-	\$12,875	-	-			
No State Ownership of Pipeline	\$45,403	\$1,411	3.1%	\$12,472	\$403	3.2%			
2. PPT System Severance Tax Rates	\$56,746	(\$9,932)	-17.5%	\$15,746	(\$2,872)	-18.2%			
3. ELF System Severance Tax Rates	\$46,307	\$507	1.1%	\$12,810	\$65	0.5%			
4. ELF System Tax Rates and Deductions/Credits	\$49,894	(\$3,079)	-6.2%	\$13,868	(\$993)	-7.2%			
5. Remove GTP / Feeder Contribution Credits	\$47,711	(\$896)	-1.9%	\$13,486	(\$611)	-4.5%			
6. Remove Take-In-Kind Costs	\$47,865	(\$1,050)	-2.2%	\$13,200	(\$325)	-2.5%			
7. Change to UCA Per SQ	\$48,244	(\$1,430)	-3.0%	\$13,292	(\$417)	-3.1%			
8. Change to GTP Deductions Per SQ	\$47,207	(\$392)	-0.8%	\$12,996	(\$121)	-0.9%			
9. Change to Property Tax Per SQ	\$47,949	(\$1,134)	-2.4%	\$13,460	(\$585)	-4.3%			

	Producer Metrics (Combined Upstream and Midstream)							
	Net I	Revenues (2005	\$)					
	Effect of				<u> </u>			
	Total	Change	% Change	Total	Change	% Change	IRR	
	(Million \$)		(Percent)	(Million \$)		(Perce	t)	
	(7)	(8)	(9)	(10)	(11)	(12)	(13)	
Proposed Contract	\$114,282	-	-	\$18,623	-	-	25.5%	
1. No State Ownership of Pipeline	\$116,131	(\$1,849)	-1.6%	\$18,218	\$404	2.2%	23.1%	
2. PPT System Severance Tax Rates	\$107,802	\$6,480	6.0%	\$17,354	\$1,269	7.3%	24.7%	
3. ELF System Severance Tax Rates	\$114,618	(\$336)	-0.3%	\$18,642	(\$20)	-0.1%	25.5%	
4. ELF System Tax Rates and Deductions/Credits	\$112,308	\$1,974	1.8%	\$18,170	\$452	2.5%	25.0%	
5. Remove GTP / Feeder Contribution Credits	\$113,699	\$582	0.5%	\$18,275	\$348	1.9%	24.7%	
6. Remove Take-In-Kind Costs	\$113,902	\$380	0.3%	\$18,541	\$81	0.4%	25.4%	
7. Change to UCA Per SQ	\$113,361	\$921	0.8%	\$18,440	\$182	1.0%	25.4%	
8. Change to GTP Deductions Per SQ	\$114,029	\$253	0.2%	\$18,569	\$54	0.3%	25.5%	
9. Change to Property Tax Per SQ	\$113,465	\$817	0.7%	\$18,316	\$307	1.7%	25.1%	

